



## HISTORIC LANDMARKS COMMISSION DESIGN REVIEW COMMITTEE (DRC) MEETING

### AGENDA SYNOPSIS

**WEDNESDAY, FEBRUARY 20, 2019**

**1:00 – 2:30 P.M.**

**City Hall Tower**

**200 East Santa Clara Street**

**ROOM T-332**

### COMMITTEE MEMBERS

**Edward Saum, HLC Chair**

**Paul Boehm, Vice Chair**

**Anthony Raynsford**

**Stephen Polcyn**

**Design Review Committee Meeting Goal:** Discuss project design and provide design comments to staff and applicants.

#### **Proposed projects for review:**

1. **PD18-045.** Planned Development Permit to allow up to three buildings (up to 850,000 square feet) for commercial office, research and development, and/or retail uses, and an above grade parking garage on an approximately 13.0-gross acre site.

***PROJECT MANAGER, STEFANIE FARMER***

#### Attachments:

1. [Project Plan Set](#)

#### **Discussion and Comments**

#### Applicant Presentation:

- The previously approved PD permit has an approved approximately one-million square footage total, with an allowable height of 120 feet.
- The site is bordered by the Winchester Mystery House to the south and the site itself includes the 21 Century Dome which has a Landmark status.



- The new proposed design still stays within the previous height and square footage envelope, but is reconfigured so that buildings 1 and 2 are now more closely reconfigured to read as one. The first phase will involve the construction of the parking garage on the northwest corner of the site as well as building one on the northeast portion of the site. The other buildings will come in as subsequent phases. The applicant is unsure of what the existing Century 21 dome will be used for, but they have designated a space in front of this structure as a “zone of opportunity” to be utilized potentially as a plaza or covered area. The existing Century 21/22//23 sign will be restored and moved from its current location on Winchester to the interior of the site near the Century 21 dome.

Commissioner and Public Comments:

- Commissioner Polcyn felt that the project’s relation to the Winchester Mystery House was thoughtful, and was interested to see how the “zone of opportunity” would develop. He also felt that it would be helpful at HLC if the architect could prepare and present a street-level view of the Century 21 dome as it relates to the proposed parking garage scale and orientation.
- Commissioner Raynsford felt that this design and layout was an improvement from the approved 2016 project. His biggest concern was regarding the building façade closest to the Winchester Mystery House, and felt that the building should acknowledge and incorporate some of the horizontal line aspects from the Winchester Mystery House. He also mentioned that the color of the building facades is important and should be considered.
- Commissioner Boehm questioned why the new design of the building to the north of the Winchester mystery house consisted of primarily glazing for the upper level. Applicant and architect explained that they wanted this space to provide views for the inhabitants, but would be using high reflective glazing that is reflective without being shiny. He also mentioned that whatever use occupies the “zone of opportunity” shouldn’t compete with the Century 21 dome or the Winchester Mystery house (in height/material/any other visual aspect). Boehm stated that the proposed relocation of the sign seemed appropriate in its proximity to the Century 21 dome.
- Commissioner Saum liked the level of detail that was included in the presentation. He suggested that the “zone of opportunity” should possibly be tied into the future use of the Century 21 dome to create a coherent space. Saum also requested more views from the pedestrian level to be included when the project goes forward to the HLC.



2. **PDC18-037**. Planned Development Zoning from the A(PD) Planned Development Zoning District to the R-M(PD) Planned Development Zoning District for up to 691 residential units on a 15.69-gross acre site.

***PROJECT MANAGER, STEFANIE FARMER***

Attachments:

1. [Project Plan Set](#)

**Discussion and Comments**

Applicant Presentation

- The proposed residential project is currently coming forward for rezoning approval, no PD on file yet
- The site is currently occupied by a mobile home development and is bordered by the Winchester Mystery House to the northeast
- The project would potentially consist of four types of housing: townhouse condos, stacked condos, podium apartments (tallest buildings proposed at 80ft in height), and flats. The flats would be replacement housing for the existing mobile home residents, and these structures would be built first. Existing residents would be able to move to the replacement housing and pay the same rent as currently for the remainder of their lives.
- Vehicular site access would only be provided from Olsen and Winchester, but there would be a strong network of pedestrian connectivity throughout the site and connecting to surrounding neighborhoods.

Commissioner and Public Comments:

- Commissioner Polcyn suggested that coordination should occur with the Santana West applicant team to provide meaningful integration between the two sites near the location of the Century 21 dome.
- Commissioner Raynsford had concerns about how the development seems cut-off from its surroundings, and wanted more clarification regarding how it visually connects to the existing environment. He also had a question as to why the largest buildings were the closest ones to the Winchester Mystery House. The applicant explained that this was in response to feedback from the neighbors, as well as trying to keep the consistency in scale that exists and is proposed along Winchester. Raynsford also suggested that the color/scale/massing/height of the proposed residential development should not conflict or overpower the adjacent Winchester Mystery House.



- Commissioner Saum felt that moving forward at HLC it would be beneficial to show renderings and slides of the existing and proposed vegetated screening between the property site and the Winchester Mystery House. He also appreciated the visual connection that was proposed through externalizing the park space and having green buffers, as well as that the front doors of the proposed townhomes faced the green space on the northern portion of the site. He felt that the edge of the structures and site that are closest to the Winchester Mystery House and Winchester Blvd should be prioritized and articulated thoughtfully.
- Commissioner Boehm expressed that the Winchester Mystery house is one of the primary historic resources for the City of San Jose, and that views of the Winchester Mystery House from Winchester Blvd should not be obstructed by the podium apartments. He felt that the buildings closest to Winchester Blvd should be reduced in height and stepped back further for optimal Winchester Mystery House views. He also felt that the existing landscaping screening between the Winchester Mystery House should be maintained to prevent the proposed residential buildings from visually dominating.
- Brian Grayson, from PAC SJ, mentioned that he was once informed that the proposed property site contains a rare California Cork tree that was planted by Sarah Winchester near the Winchester site access point, and that it should be considered within the historical context.